

Sunset Beach West Development – Q & A's (as of 12-15-2014)

Question 1: When can the Planning Board take formal action on a proposed development?

The Sunset Beach West Development is in the early stages of technical review. This review process allows the Technical Review Committee and staff to request revisions to the preliminary plat prior to a review and determination by the Planning Board. Similarly, State and Federal agencies will invite the Town staff to review and comment on a proposed development during agency scoping meetings to determine if the proposed plat comports with their requirements and the Town's Unified Development Ordinance. A final plat approval will be subject to the approval of all necessary state, federal and local permits prior to the to develop the subdivision.

(A) General Standards. In all Special Flood Hazard Areas the following provisions are required:

(14) All subdivision proposals and other development proposals shall have received all necessary permits from those governmental agencies for which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.

Question 2: Does this project conform to the town's zoning classification of CR-1 of one house per buildable upland acre?

The related ordinance does not limit *one house per buildable upland acre*. The ordinance allows a maximum of 1 detached single-family residential dwelling per acre. The preliminary plat data from sheet C-2 (revised 11/24/2014) indicates total tract area of 24.95 acres and total upland area of 23.30 acres. The preliminary plan for Sunset Beach West includes 21 lots.

SECTION 6.06 ZONING DISTRICT DEVELOPMENT STANDARDS

(L) CR-1 Conservation Reserve District.

(A) Density: There will be a maximum of 1 detached single-family residential dwelling per acre.

Question 3: Without a U.S. Corps of Engineers approved wetland delineation map how will the Town determine the buildable upland acres?

The resubmitted proposal includes a wetlands map signed October 23, 2014 by Regulatory Specialist Emily Hughes, Army Corps of Engineers.

Question 4: Does the proposed development plan to build in the delineated wetlands?

The delineated wetland areas are removed from the calculations for buildable area. Each lot has a buildable area of .50 acres per Sheet C-2 (Parcel Table). Per Ordinance and Sheet C-2 this half acre shall not include any area defined as wetland by state or federal law or regulation, including the Clean Water Act, 33 USC 1344, or any area within any setback established pursuant to the Coastal Area Management Act.

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(L) CR-1 Conservation Reserve District.

B. Minimum Lot Size: In addition to the total density requirements set forth above, each individual building lot must contain a minimum of at least 1/2 acre of net buildable area. For purposes of this section, net buildable area shall not include any area defined as wetland by state or federal law or regulation, including the Clean Water Act, 33 USC 1344, or any area within any setback established pursuant to the Coastal Area Management Act.

Question 5: How will the Developer address storm water issues?

Developers are required with all new subdivision proposals to submit a plan to mitigate storm water issues related to a subdivision development to the North Carolina Department of Environment and Natural Resources (N.C.DENR). The storm water design as well as the allowable built upon area for the Sunset Beach West development will then be reviewed by the North Carolina Department of Environment and Natural Resources (N.C.DENR). The state agency scoping meetings will also include a review of this issue. We are unaware of any plans to connect to the Town's storm water distribution system.

Question 6: Why is Sunset Beach West Development allowed to build so close to the ocean?

The Sunset Beach West proposed development is located in the Conservation Reserve District (CR-1). The Unified Development Ordinance requires that front yards on ocean front lots located in the CR-1 zone shall be at least 25 feet from the established CAMA line.

SECTION 6.06 ZONING DISTRICT DEVELOPMENT STANDARDS

(L) CR-1 Conservation Reserve District.

E. Ocean Front Yards: The minimum required front yard on ocean front lots shall be at least 25 feet from the established CAMA line.

Properties located on the ocean front south of Main Street are zoned in the Beach Residential District (BR-1) the Unified Development Ordinance requires the following standard for those homes.

SECTION 6.06 ZONING DISTRICT DEVELOPMENT STANDARDS

(F) BR-1 Beach Residential District.

F. Required Building lot Area: For the purpose of determining required building lot area for lots located southward of Main Street, the depth shall be limited to no more than 150 feet from the property line abutting the right-of-way on Main Street.